

3.96 Acres/1.6 Hectares

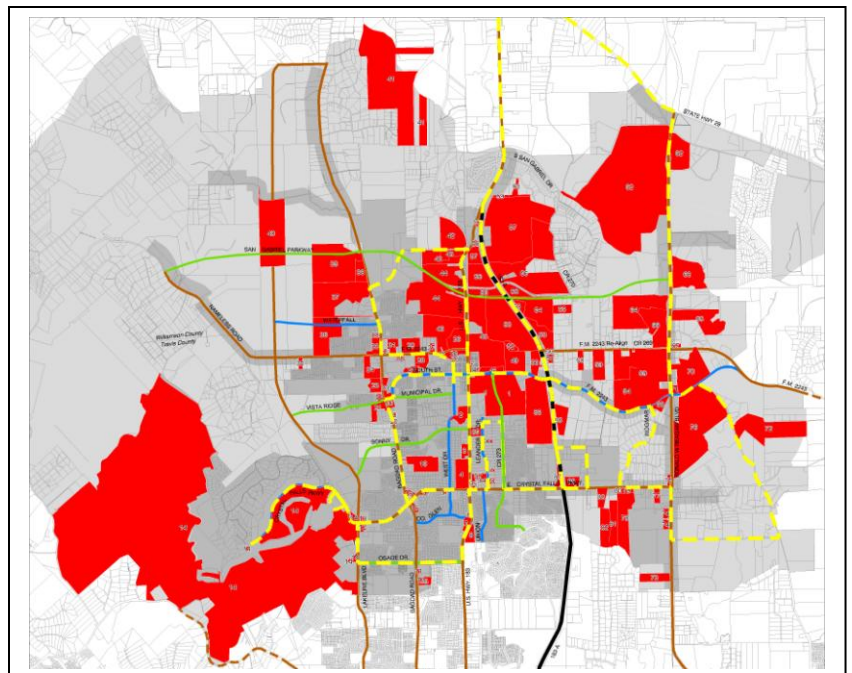
Immediate Access to Ronald W. Reagan
Blvd. (Parmer Lane)

Available Utilities: Water, Elec. Septic

Facility Square Footage: 3,800 square
feet/353 square meters

Zoning - General Commercial-3-B

Mr. Tom Reid
Buy/Lease the Place.com
10999 East Crystal Falls Parkway
Leander TX 78641
(512) 259-4100 phone
(858) 485-6066 facs
www.buytheplace.com
www.leaseetheplace.com



**3.96 Acres/1.60 Hectares
Reid Property**

Site 75

Property				
Total Acreage: 3.96 acres/1.60 hectares			Map: MAPSCO Austin 2006 Street Guide, pg. 343, Sec. G	
Location				
City: Leander			County: Williamson	
Address/Directions: 10999 East Crystal Falls Parkway – Northwest corner of Ronald W. Reagan Blvd. (Parmer Lane) and E. Crystal Falls Parkway				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: 1.5 miles/2.4 kilometers			Type of Zoning: Commercial-3-B	
Distance to Interstate Highways: 10 miles/16 kilometers				
General Site Information				
Previous Use of Site: Open Land		General Condition: Excellent		Dimensions: 741 x 146 feet/226 x 45 meters description
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes			Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete.	
Adjoining Acreage Available: No		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Road Distance to Rail: 2.56 miles/4.1 kilometers west			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: Located on the NW corner of Ronald Reagan Blvd. and East Crystal Falls Pkwy.	
Fenced: Yes			Landscaped: Yes	
Located within an Industrial Park: No			Type of Business: Commercial, Office, Retail	
Deed Restriction(s): No			Covenants: No	
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 12 inches Pressure: 65 psi/448 kilopascal		Sewer - Size of Nearest Line: Not Applicable
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 6 inch/15.2 cm Poly II		Pressure: Intermediate Pressure	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Tom Reid	Phone: (512) 259-4100, (858) 485-6066	Facs: Not Applicable	Email: treid@san.rr.com	Web Site: www.buytheplace.com
Sales Price: Negotiable			Lease Price: Negotiable	
Comments: Atop Pleasant Hill, the first hill in the Hill Country. On the corner of a very busy intersection. High visibility location. Near schools and across from future 180-lot estate development. Present building contains 2,600 sq. ft./242 sq. meter Class A office space on the bottom level with 1,200 sq. ft./111 sq. meter two bedroom apartment above (elevator). Detached 625 sq. ft./58 sq. meter garage. Buildings are seven years old. Ideal engineering, software development, clinic, or restaurant space. Fiber optic Internet connection available. Space is fully wired for cable, Cat5, or phone every 6 ft./1.8 meters. See www.buytheplace.com and www.leaseaheplace.com for more details. Property has two 30 ft./9 meter curb cuts on Ronald W. Reagan (Parmer Lane) and one 30 ft./9 meter curb cut on East Crystal Falls Pkwy. (with security gate). Topographic survey available. This will be a \$20/sq. ft. location when East Crystal Falls Parkway is widened to five lanes and the City provides wastewater.				